



FOR OFFICE USE ONLY
CASE NO. 02-500093
DATE SUBMITTED 6/9/02

345pm

REZONING APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS

If a petition for rezoning is denied by the City Council, another application for rezoning shall not be filed within a period of 180 days from the date of denial, except with permission of the Planning & Zoning Commission or City Council. The following items must be submitted by an established filing deadline date for consideration:

- ☒ Application completed in full.
- ☒ \$500.00 application fee.
- ☒ Two (2) copies of a fully dimensioned map on 24" x 36" paper showing:
 - a. Land affected;
 - b. Legal description of area of proposed change;
 - c. Present zoning;
 - d. Zoning classification of all abutting land; and
 - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- ☒ Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- ☒ The attached Rezoning Supporting Information sheet completed in full.

APPLICATION DATA

APPLICANT'S INFORMATION:

Name Mr. Steve Arden, General Partner, EDELWEISS GARTENS VENTURE
Street Address 311 Cecilia Loop
City College Station State TX Zip Code 77845
E-Mail Address _____
Phone Number 846-8788, Ext. 24 Fax Number 846-0652

PROPERTY OWNER'S INFORMATION:

Name Same as above
Street Address _____
City _____ State _____ Zip Code _____
E-Mail Address _____
Phone Number _____ Fax Number _____

This property was conveyed to owner by deed dated 5/29/2001 and recorded in Volume 4167, Page 212 of the Brazos County Deed Records.

General Location of Property: Northeast of Wellborn Road and southeast of Graham Road

Address of Property: none

Legal Description: 19.451 Acres out of the ROBERT STEVENSON LEAGUE, Abstract No. 54

Total Acreage: 19.451 Acres

Existing Zoning: R&D, R-1 Requested Zoning: R-2

Present Use of Property: Undeveloped

Proposed Use of Property: R-2 Residential

REZONING SUPPORTING INFORMATION

1.) List the changed or changing conditions in the area or in the City which make this zone change necessary.

Prospective single family owners will be hesitant to purchase homes backing up to the impending hwy 40 and the M-1 zoned property fronting Graham Rd. This is especially true since the Edelweiss Gartens development will precede constuction of the Highway and to the buyers, the thought of a future elevated exchange will be a significant deterrent. Providing for duplex aoning, a logical gradation of zoning, between the highway and single family homes will create a much more desirable neighborhood.

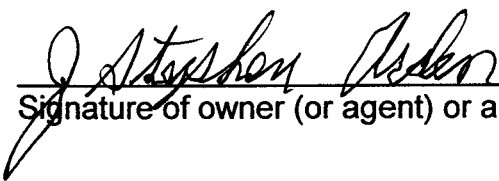
2.) Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

The overall density for Edelweiss Gartens is within the Comprehensive Plan.

3.) List any other reasons to support this zone change.

Recent City committee meetings have stressed the importance of buffering single family residences from major traffic arteries and undesirable business uses. This proposal is more logical and does meet the intent of those recent discussions.

The applicant has prepared this application and supporting information and certifies that the facts stated herein and exhibits attached hereto are true and correct. IF APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, APPLICATION MUST BE ACCOMPANIED BY A POWER OF ATTORNEY STATEMENT FROM THE OWNER.


Signature of owner (or agent) or applicant

5/9/42
Date